GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Komadavole Gram Panchayat, Eluru Mandal, W.G. District – Change of Land use from Agricultural land use zone to Residential use zone in R.S.No.19/2, 23/1, 2,3,4, Komadavole Gram Panchayat, Eluru Mandal to an extent of Ac.6.85 cents as applied by Sri L. Satyanarayana and others – Draft Variation – Confirmation Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.208 **Dated:09.08.2016**

Read the following:-

- 1. From the DTCP, A.P., Hyderabad, Lr.Roc.No.2083/2014/R2, Dated:20.11.2014.
2. Government Memo No.17114/H1/2014, Dated:13.03.2015.
3. From the DTCP, A.P., Hyderabad, Lr.Roc.No.2083/2014/R2, Dated:02.04.2015
4. Govt. Memo No.17114/H1/2014, dt:30.06.2015
5. From the DTCP, A.P., Guntur, Lr.Roc.No.2083/2014/R2, Dated:19.12.2015.
6. Govt. Memo No.17114/H1/2014, dt:19.02.2016.
7. From DTCP, AP, Guntur, Lr.Roc.No.2083/2014/R2, dt:18.05.2016.
8. Government Memo No.11411/I2/2012, dated:30.06.2012.
9. Govt. Memo No.17114/H1/2014, dated:01.06.2016.
10. Andhra Pradesh Gazette No.241, dated:06.06.2016.
11. From DTCP, AP, Guntur, Lr.Roc.No.2083/2014/R2, dt:27.06.2016.

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ORDER:

The draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 9th read above, was published in Extraordinary Andhra Pradesh Gazette No.241, , Dt:06.06.2016. The Director of Town & Country Planning, AP, Guntur, in the reference 7th read above has reported that, the Panchayat Secretary, Komadavole Gram Panchayat has informed that the applicant has paid an amount of Rs.27,900/- towards development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 11th read above has informed that the Panchayat Secretary, Komadavole Gram Panchayat has published the draft variation notification in two Daily News papers i.e., one in The Hans India in English Version and one in Andhra Prabha in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Eluru Municipal Corporation, West Godavari District.

Copy to:
The individual through the Commissioner, Eluru Municipal Corporation, W.G. District.
The District Collector, West Godavari District.
SF/SC

// FORWARDED : BY ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.19/1,2 ; 23/1 to 3 of Komadavole (V) & Gram Panchayat to an extent of Ac.6.84 cents, the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312, MA, dated:25.07.1975, is now designated for Residential use by variation of change of land use, and basing on Council Resolution No.75, dt:02.09.2014 as marked "Bit(I) : A to L, Bit-II: A1 to D1" in the revised part proposed land use map vide G.T.P No.15/2016/R available in the Panchayat Office Komadavole Gram Panchayat, subject to the following conditions that;

1. The applicant shall have to take necessary steps for re-alignment / shifting Electrical lines which are passing through the site under reference.
2. The applicant shall obtain NOC from Irrigation Department not below the rank of Superintendent Engineer for construction of culvert for ingress & egress from road, as the site under reference is abutting to field channel.
3. The applicant shall provide buffer as per G.O.Ms.No.168, dt.07.04.2012 towards water Channel / Canal on North, West and South sides respectively.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

		PART-A	**PART-B**
North	:	Agricultural lands	Vacant land
East	:	Vacant dry land	Vacant land
South	:	Road (follows field channel)	Road & Vacant land
West	:	VSNR College & Krishna Canal bund	Vacant land

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER